

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 12-D-19-UR **Related File Number:**
Application Filed: 10/28/2019 **Date of Revision:**
Applicant: GREGORY DEE

PROPERTY INFORMATION

General Location: North side of E. Emory Rd., east of Maynardville Pk., south of Old Maynardville Pk.
Other Parcel Info.:
Tax ID Number: 38 117, 118 & 119 **Jurisdiction:** County
Size of Tract: 7 acres
Accessibility: Access is via E. Emory Rd, a major arterial street with 19' of pavement width within 22'-70' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Self storage facility **Density:**
Sector Plan: North County **Sector Plan Designation:** GC (General Commercial) & SP (Stream Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property in the Halls Crossroads area, located directly across E. Emory Road from the Halls Branch Library.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4509 , 4517,4523 E. Emory Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was rezoned from A and RB to CA in 2004 (10-P-04-RZ) and 2008 (4-G-08-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for a self-service storage facility with approximately 81,850 square feet of building area, 18 covered vehicle spaces, and associated office, subject to 9 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the sign standards (Article 3, Section 3.90).
- 2) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to the driveway grade within the facility.
- 4) Meeting all applicable requirements of the Knox County Fire Marshal.
- 5) Meeting all applicable requirements of TDOT for the driveway entrance location and design, and other improvements within the E. Emory Road right-of-way.
- 6) All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public rightof-way.
- 7) Installation of all landscaping shown on development plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 8) Installation of fencing to protect the trees identified as "existing trees" on the landscape plan (sheet L101). This fencing is to be installed before grading activities begin on the site. If these trees are damaged and/or removed, they must be replaced with a mix of evergreen and deciduous trees, similar to those shown on the plan, with review and approval of the tree replacement plan by Planning staff.
- 9) The parallel parking spaces in the drive aisles between the two southern buildings are not required parking and can be moved or eliminated during permitting.

With the conditions noted above, this request meets all requirements for approval in the CA zone, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing a self-service storage facility located on 7 acres zoned CA (General Business) and F (Floodway) and will have direct access to E. Emory Road. The facility will include both external (outdoor) and internal (indoor) storage units, and will have covered vehicle parking. Three of the storage buildings will be two-story with at grade entrances on the front and back of the buildings. These will include both indoor and outdoor storage units. There will be one small building to the rear of the property that is one-story and only has outdoor storage units. The office is one-story building located at the entrance of the facility.

Indoor self-storage facilities have design standards that are different than outdoor self-storage facilities, which include a wider landscape buffer when adjacent to residential properties, building design and ground floor transparency standards. Most indoor storage facilities are multi-story and located on properties with high visibility from major roads. Though this facility includes indoor self-storage, staff determined that the outdoor self-storage standards should apply because the design is more closely related to that type of storage facility based on the one- and two-story building height with at grade access for each floor and outdoor storage units wrapping the external boundary of the buildings, and the storage buildings will be minimally visible from the residential properties to the north. The office located at the entry will have windows on the ground floor and landscaping around the base of the building and parking, which is in-keeping the requirements for indoor self-storage facilities.

The external boundary of the storage facility will have fencing and landscape screening between the fence and the property line. When adjacent to residential uses, the fencing will have an opaque screen and the landscaping will include existing trees and new cedar trees. Staff is recommending a condition that tree protection fencing being installed around all existing trees that are proposed to be maintained. If those trees are damaged or removed, a tree replacement plan must be reviewed and approved by Planning staff.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposed facility will have minimal impact on local services since utilities are available to serve this site.
2. The proposed use of this site is a low traffic generator and will have minimal impact on the adjacent road system.
3. This request will have less impact on adjacent properties than most uses permitted in the CA zone and will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The request with the noted conditions conforms with the requirements of the CA zone district, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes commercial uses for this property. The proposed self-service storage facility is consistent with the land use designation.
2. The site is located within the Planned Growth Boundary of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 12/12/2019

Details of Action:

Summary of Action: APPROVE the development plan for a self-service storage facility with approximately 81,850 square feet of building area, 18 covered vehicle spaces, and associated office, subject to 9 conditions.

Date of Approval: 12/12/2019 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**